



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
APRIL 20, 2006
APPROVED STUDY SESSION MINUTES**

PRESENT: Jeremy A. Jones, Vice Chairman
E.L. Cortez, Design Member
Michael D'Andrea, Development Member
Kevin O'Neill, Development Member
Michael Schmitt, Design Member
David Barnett, Commissioner

ABSENT: Robert Littlefield, Councilman

STAFF: Kim Chafin
Mac Cummins
Lusia Galav
Don Hadder
Dan Symer

CALL TO ORDER

The study session of the Scottsdale Development Review Board was called to order by Vice-Chairman Jones at 12:32 p.m.

DISCUSSION

1. **REVIEW DRB CASES**

CONTINUANCES

11-UP-2005 Arroya Bonita

51-DR-1999#2 Landmark Pentecostal Church

Ms. Galav noted that these items have issues to resolve regarding stipulations and are being continued to a date to be determined.

CONSENT AGENDA

96-DR-2005

Wilshire Villas Condominiums

Ms. Chafin presented the material board.

Vice-Chairman Jones commented that the small window on the second level which was placed in a large space seemed inconsistent with the rest of the design. It was decided that a stipulation would be included requesting that the applicant reconsider the window design and review the design with staff.

Board Member D'Andrea inquired about the color of the roof tiles, noting the graphic depicted the stone along the base being a darker blend of stone and the roof being an orange shade. Ms. Chafin presented a separate photograph of the roof tiles which depicted a more accurate and acceptable color.

REGULAR AGENDA

25-PP-2004

Redbird Property

Ms. Galav noted that staff would be comfortable moving this item to the consent agenda. She mentioned that there were additional revisions to the stipulations based on an agreement with an adjacent property owner; Mr. Hadder presented the additional stipulations to the Board.

Vice-Chairman Jones stated that he had reviewed the case and agreed that it would be acceptable to move the item to the consent agenda.

118-DR-2005

Saint Patrick's Church/Office Building

STUDY SESSION

1. One Scottsdale MEDCAP - Planning Unit II, 1-MP-2006

Ms. Galav noted that the applicant requested to bring this item to study session at a later date when they are more prepared.

Board Member O'Neill requested that the Board be provided with a packet in advance for this item in order to have sufficient time to review the information.

2. Reflections on the Canal, 47-DR-2005

Mr. Cummins noted that staff and the applicant were working together on a number of technical details. Applicant was seeking input on architectural building materials and colors.

Stan Lusardi, architect for the project, addressed the Board. Highlights of his presentation included context photographs, a streetscape of the project depicting the change in elevation of the buildings, a site plan, and a diagram depicting an attempt to step down the scale of the buildings.

In response to an inquiry by Board Member Schmitt concerning the development of the edge of the canal, Mr. Lusardi clarified that the same landscape architect who designed the development to the south was working on the project. Board Member Schmitt suggested consulting with the City's landscape architect in regards to making a smooth transition into the lush landscaping on the inside of the project. Board Member Schmitt suggested that the Applicant review with staff information from an earlier Development Review Board discussion regarding security along the canal.

Board Member Schmitt commented that the parapets seemed exaggerated in some places on the elevations and the curved elements seemed out of keeping with the rest of the architectural vocabulary. Mr. Lusardi clarified that each building has curved elements which will have a copper roof to add another layer of detail. The curve was intended to provide a softer form to transition the height down. Board Member Schmitt suggested exercising caution and avoiding parapets that do nothing for the building.

Board Member D'Andrea opined that the cornicing at the top of the parapets seemed top heavy for the building. He suggested that the placement of the shade canopies be reevaluated. Board Member D'Andrea commented that the use of an accent color on the curved elements might give rhythm to the building and make some of the elements of the project stand out more.

In response to a question by Board Member Cortez, Mr. Lusardi clarified that a typical sidewalk circulation system is planned for the site. Bicycle racks will be located in the underground garage near the elevator core.

Board Member Cortez expressed a concern about the quality of the proposed materials. He requested that a sample of the stone facing and the metal selection be brought with the materials board at the final submittal and encouraged introducing different materials, rather than relying on paint for color variation.

Commissioner Barnett commented that the project would be predominately in the downtown area and set an architectural and quality precedent. He opined that the project was not interesting and lacks connectivity with the canal. He would like to see more use of the available height in order to create more pedestrian space. Commissioner Barnett suggested allowing more open space and connectivity with the canal, higher quality materials, and including public spaces that would allow for more public benefit.

Vice-Chairman Jones commented that there were six or seven different styles of architecture being used on the project, any one of which would be enough. He noted the Board's open-mindedness to a broad range of colors and expressed concern about combining shades of orange and green. Vice-Chairman Jones noted an interest in seeing a perspective of the three-story building and suggested creating an illustration with the building reflected in the canal.

ADJOURNMENT

With no further business to discuss, for the study session adjourned at 1:01 p.m.

Respectfully submitted,
AV-Tronics, Inc.